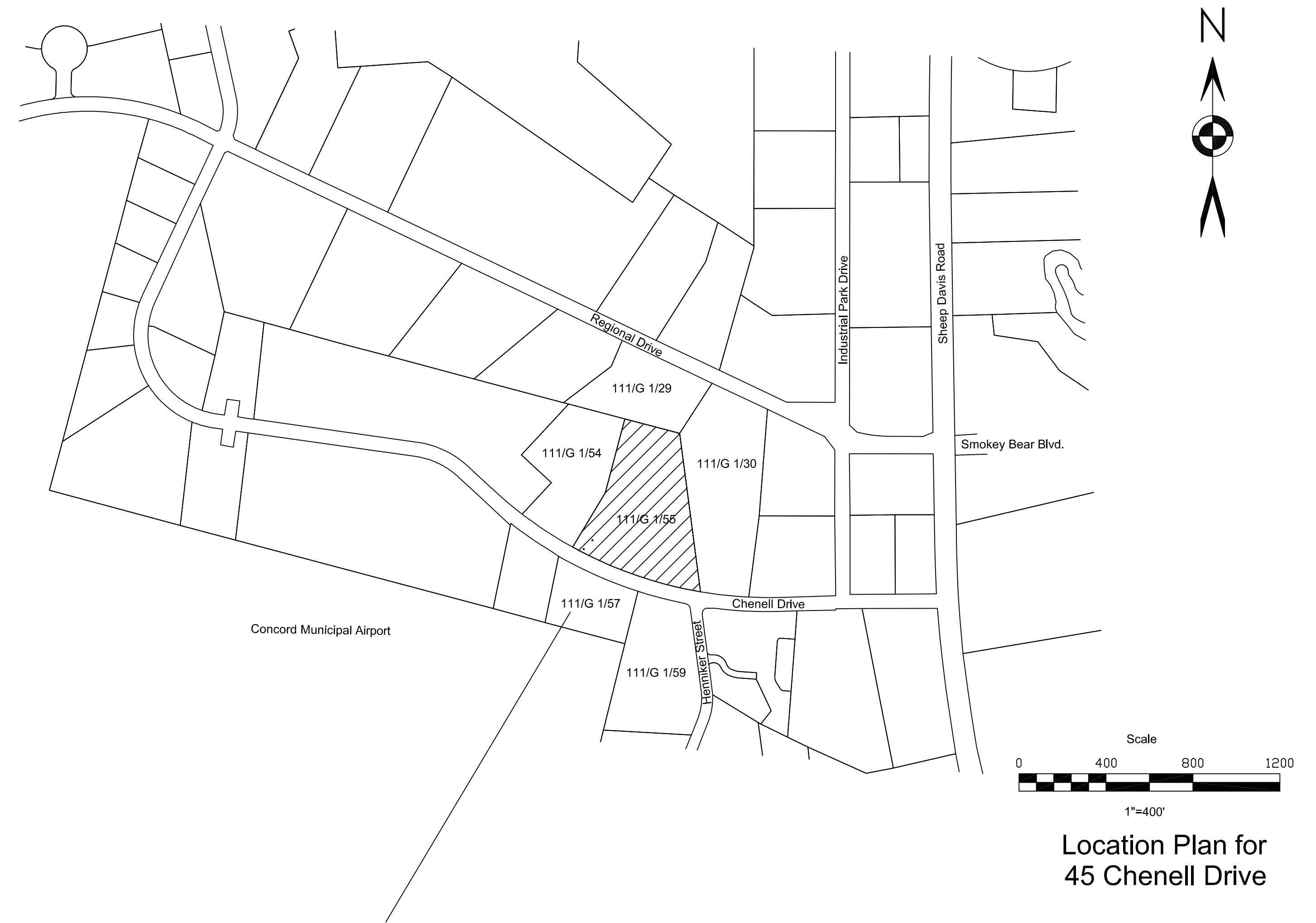
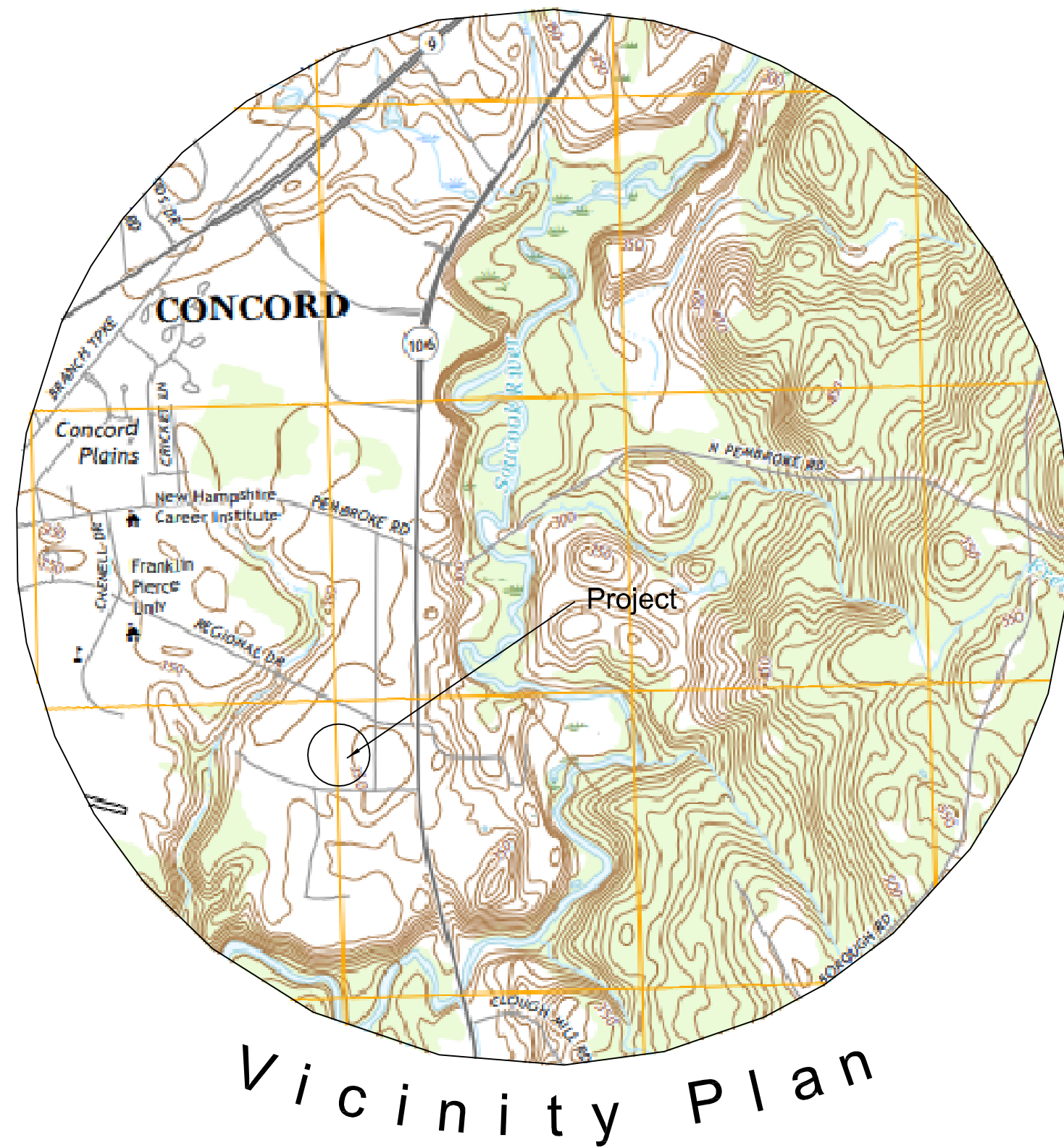
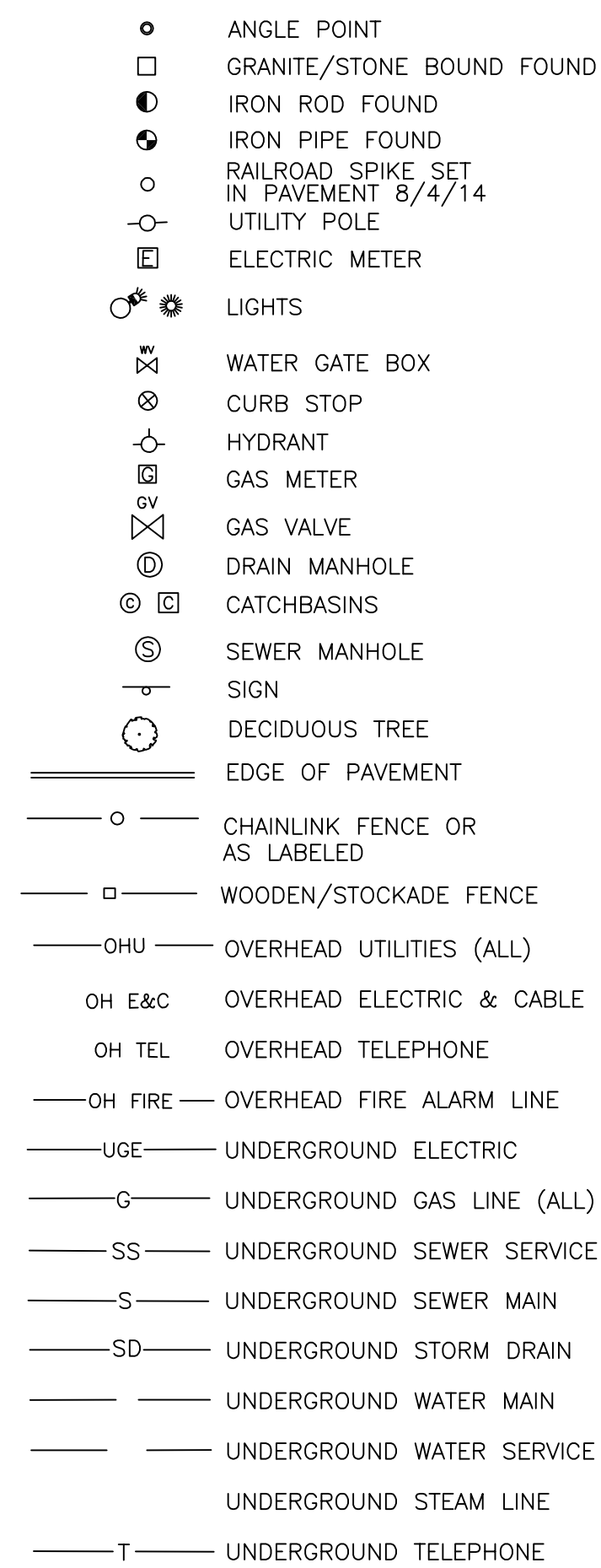
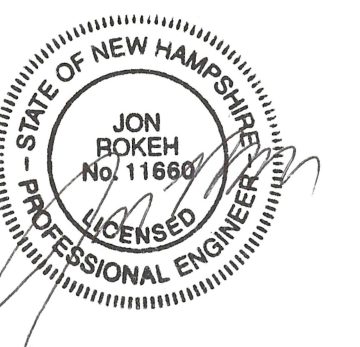


S I T E R E D E V E L O P M E N T P L A N S



		DWG NO.	DESCRIPTION
		1	COVER SHEET
<i>LIST OF CONSULTANTS</i>		2	EXISTING CONDITIONS PLAN (BY BELANGER)
<i>CIVIL ENGINEER</i>	<i>SURVEYOR</i>	3	SITE LAYOUT / DRAINAGE AND GRADING PLAN
JON ROKEH OF ROKEH CONSULTING, LLC 89 KING ROAD CHICHESTER, NH 03258	JACQUES BELANGER OF JE BELANGER LAND SURVEYING 61 OLD HOPKINTON ROAD DUNBARTON, NH 03046	4, 5	CONSTRUCTION DETAILS

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. ROKEH CONSULTING, LLC, MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-800-DIG-SAFE.



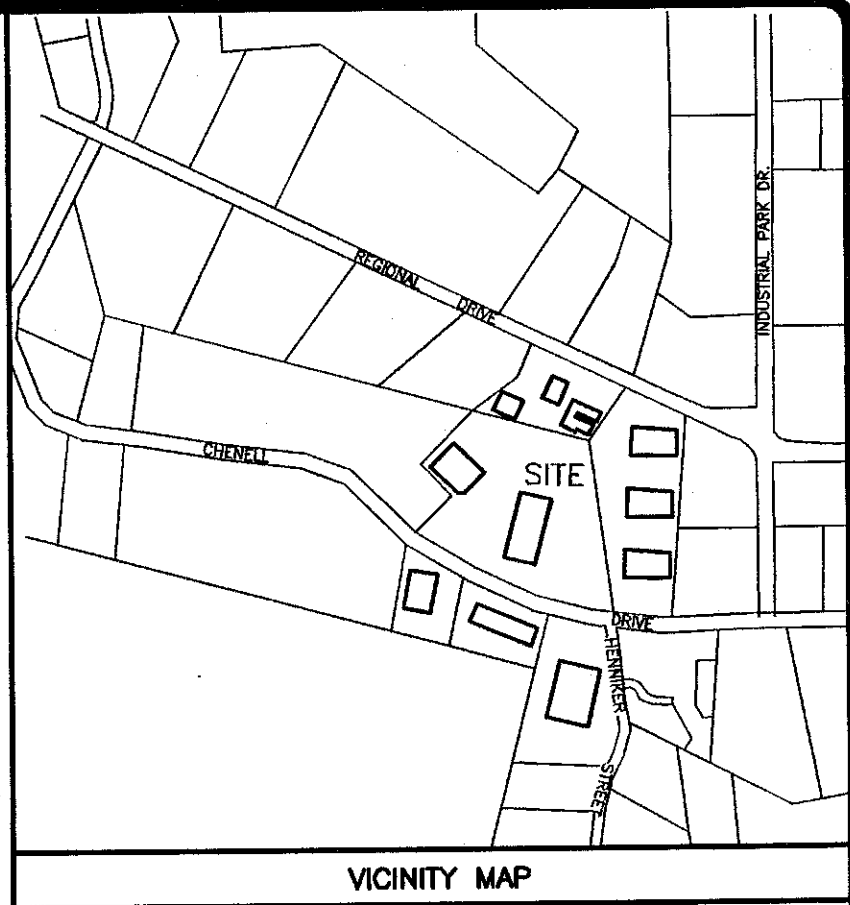
DEVELOPER	Vicinity & Location Plans	REVISIONS		SITE ENGINEERING PREPARED BY:		SCALE: NTS
	45 Chenell Drive	DATE	DESCRIPTION	DWN BY	CK BY	DR. BY: JR CK. BY: JR
	Tax parcel 111 / G 1 / 55					DATE: DECEMBER 18, 2018
	Concord, Merrimack County, New Hampshire					SHEET 1 of 5
		Rokeh Consulting, LLC				
		89 KING ROAD, CHICHESTER, NH 03258				
		PH: 603-387-8688				

RESERVED FOR REGISTRY USE

TAX 111 BLOCK G1 LOT 57
CHENELL DRIVE TRUST
GERALD P. MCCARTHY TRUSTEE
P.O. BOX 100
WEST WAREHAM MA 02576-0100
BOOK 2804 PAGE 378

TAX 111 BLOCK G1 LOT 54
SECURE CARE PRODUCTS REALTY LLC
39 CHENELL DRIVE
CONCORD NH 03301-8501
BOOK 2074 PAGE 1502

BLOCK BUILDING

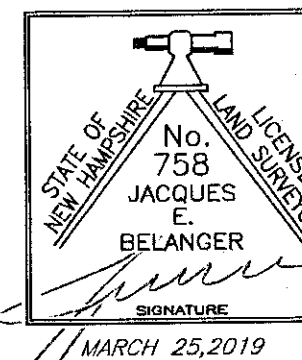


CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.
MARCH 25, 2019
DATE
J.E. BELANGER
LICENSED LAND SURVEYOR

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY & HAS
A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES IN &
BORDERING THE SUBJECT PROPERTY.
MARCH 25, 2019
DATE
J.E. BELANGER
LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY/PLAN IS NOT A SUBDIVISION PURSUANT TO THIS
TITLE & THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC
OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, & THAT NO NEW WAYS
ARE SHOWN.
MARCH 25, 2019
DATE
J.E. BELANGER
LICENSED LAND SURVEYOR



LEGEND

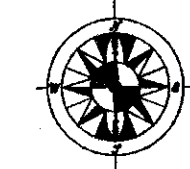
- CONCRETE/GRANITE BOUND
- IRON PIPE/PIN
- DRILL HOLE
- RE-BAR/STEEL PIN
- TEST PIT
- UTILITY POLE
- LOT LINE
- SETBACK LINE
- STREET SIGN
- TREE LINE
- EDGE OF GRAVEL
- 510 CONTOUR
- STONEWALL



EXISTING CONDITIONS
ASBUILT PLAN
TAX MAP 111 BLOCK G1 LOT 55
45 CHENELL DRIVE
CONCORD NH
MERRIMACK COUNTY

OWNED BY:
WHITTEMORE HOLDINGS, LLC
2 BLEVENS DRIVE
CONCORD NH 03301

J.E. BELANGER LAND SURVEYING PLLC
LICENSED LAND SURVEYOR
61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046



- *BOUNDARY SURVEYS
- *SUBDIVISIONS
- *LAND PLANNING
- *SEPTIC DESIGN

TEL (603) 774-3601

PLAN DATE FEBRUARY 5, 2019
SCALE 1" = 40'
JN 191960
SHEET A1 OF A1

NOTES:

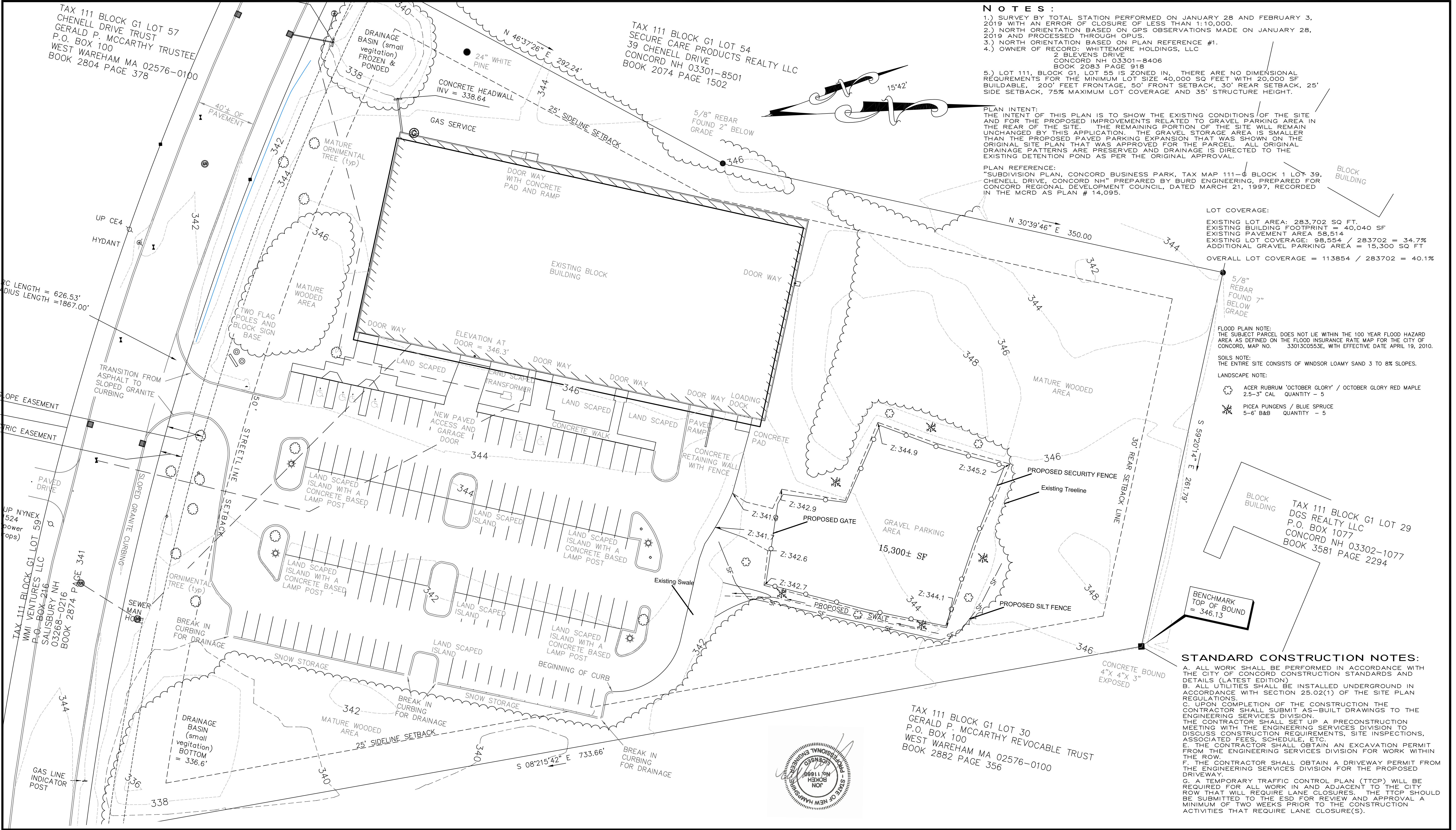
- 1.) SURVEY BY TOTAL STATION PERFORMED ON JANUARY 28 AND FEBRUARY 3, 2019 WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000.
- 2.) NORTH ORIENTATION BASED ON GPS OBSERVATIONS MADE ON JANUARY 28, 2019 AND PROCESSED THROUGH OPUS.
- 3.) NORTH ORIENTATION BASED ON PLAN REFERENCE #1.
- 4.) OWNER OF RECORD: WHITTEMORE HOLDINGS, LLC
2 BLEVENS DRIVE
CONCORD NH 03301-8406
BOOK 2083 PAGE 918
- 5.) UNDERGROUND UTILITIES SHOWN, WATER, DRAINAGE, ELECTRIC & GAS ARE SHOWN AS APPROXIMATE ONLY, AND ARE BASED ON THE VISIBLE UTILITIES AND THE SITE PLAN PROVIDED TO THIS OFFICE BY ROKH ENGINEERING, LLC.
- 6.) THERE WAS 4-6" OF SNOW ON THE GROUND WHEN THE SURVEY WAS PERFORMED, ANY DISCREPANCIES BETWEEN PLAN AND FIELD SHOULD BE BROUGHT TO OUR ATTENTION.

PLAN INTENT:
THE INTENT OF THIS PLAN IS TO SHOW THE AS-BUILT INFORMATION FOR THE SUBJECT LOT AND NO OTHER REASON.

PLAN REFERENCE:
"SUBDIVISION PLAN, CONCORD BUSINESS PARK, TAX MAP 111-G BLOCK 1 LOT 39, CHENELL DRIVE, CONCORD NH" PREPARED BY BURD ENGINEERING, PREPARED FOR CONCORD REGIONAL DEVELOPMENT COUNCIL, DATED MARCH 21, 1997, RECORDED IN THE MCRD AS PLAN # 14,095.

TAX 111 BLOCK G1 LOT 59
WMI VENTURES LLC
P.O. BOX 216
SALISBURY NH
03268-0216
BOOK 2874 PAGE 341

TAX 111 BLOCK G1 LOT 30
GERALD P. MCCARTHY REVOCABLE TRUST
P.O. BOX 100
WEST WAREHAM MA 02576-0100
BOOK 2882 PAGE 356



NOTES :

- 1.) SURVEY BY TOTAL STATION PERFORMED ON JANUARY 28 AND FEBRUARY 3, 2019 WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000.
- 2.) NORTH ORIENTATION BASED ON GPS OBSERVATIONS MADE ON JANUARY 28, 2019 AND PROCESSED THROUGH CRUS.
- 3.) NORTH ORIENTATION BASED ON PLAN REFERENCE #1.
- 4.) OWNER OF RECORD: WHITTEMORE HOLDINGS, LLC
2 BLEVENS DRIVE
CONCORD NH 03301-8406
BOOK 2083 PAGE 918
- 5.) LOT 111, BLOCK G1, LOT 55 IS ZONED IN. THERE ARE NO DIMENSIONAL REQUIREMENTS FOR THE MINIMUM LOT SIZE 40,000 SQ FEET WITH 20,000 SF BUILDABLE, 200' FEET FRONTAGE, 50' FRONT SETBACK, 30' REAR SETBACK, 25' SIDE SETBACK, 75% MAXIMUM LOT COVERAGE AND 35' STRUCTURE HEIGHT.

PLAN INTENT:
THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SITE AND FOR THE PROPOSED IMPROVEMENTS RELATED TO GRAVEL PARKING AREA IN THE REAR OF THE SITE. THE REMAINING PORTION OF THE SITE WILL REMAIN UNCHANGED BY THIS APPLICATION. THE GRAVEL STORAGE AREA IS SMALLER THAN THE PROPOSED PAVED PARKING EXPANSION THAT WAS SHOWN ON THE ORIGINAL SITE PLAN THAT WAS APPROVED FOR THE PARCEL. ALL ORIGINAL DRAINAGE PATTERNS ARE PRESERVED AND DRAINAGE IS DIRECTED TO THE EXISTING DETENTION POND AS PER THE ORIGINAL APPROVAL.

PLAN REFERENCE:
"SUBDIVISION PLAN, CONCORD BUSINESS PARK, TAX MAP 111-6 BLOCK 1 LOT 39, CHENELL DRIVE, CONCORD NH" PREPARED BY BURD ENGINEERING, PREPARED FOR CONCORD REGIONAL DEVELOPMENT COUNCIL, DATED MARCH 21, 1997, RECORDED IN THE MCRD AS PLAN # 14,095.

LOT COVERAGE:

EXISTING LOT AREA: 283,702 SQ FT.
EXISTING BUILDING FOOTPRINT = 40,040 SF
EXISTING PAVEMENT AREA 58,514
EXISTING LOT COVERAGE: 98,554 / 283,702 = 34.7%
ADDITIONAL GRAVEL PARKING AREA = 15,300 SQ FT
OVERALL LOT COVERAGE = 113854 / 283702 = 40.1%

FLOOD PLAIN NOTE:
THE SUBJECT PARCEL DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CONCORD, MAP NO. 33013C0553E, WITH EFFECTIVE DATE APRIL 19, 2010.

SOILS NOTE:
THE ENTIRE SITE CONSISTS OF WINDSOR LOAMY SAND 3 TO 8% SLOPES.

LANDSCAPE NOTE:

- ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
2.5-3" CAL QUANTITY - 5
- PICEA PUNGENS / BLUE SPRUCE
5-6" B&B QUANTITY - 5

STANDARD CONSTRUCTION NOTES:

- A. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD CONSTRUCTION STANDARDS AND DETAILS (LATEST EDITION).
- B. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.
- C. UPON COMPLETION OF THE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION.
- D. THE CONTRACTOR SHALL SET UP A PRECONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULE, ETC.
- E. THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR WORK WITHIN THE ROW.
- F. THE CONTRACTOR SHALL OBTAIN A DRIVEWAY PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED DRIVEWAY.
- G. A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) WILL BE REQUIRED FOR ALL WORK IN AND ADJACENT TO THE CITY ROW THAT WILL REQUIRE LANE CLOSURES. THE TTCP SHOULD BE SUBMITTED TO THE ESD FOR REVIEW AND APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO THE CONSTRUCTION ACTIVITIES THAT REQUIRE LANE CLOSURE(S).

DEVELOPER
MATT BOYER
45 CHENELL DRIVE
CONCORD, NH 03301

PROPOSED SITE AND GRADING PLAN
45 CHENELL DRIVE
TAX MAP 11, BLOCK G1, LOT 55
CONCORD, NEW HAMPSHIRE

DATE	REVISIONS		DWN BY	CK BY
	DESCRIPTION	EDITS PER SITE SURVEY PLAN		
3-25-19			JR	JR

SITE ENGINEERING PREPARED BY:
Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH 03258
PH: 603-387-8688

SCALE: 1" =
DATE: DECEMBER 18, 2018